

Rider #1
Lease No. GS-11B-02267
Fire Protection/Life Safety and Accessibility

Lessor shall ensure and provide as necessary at Lessor expense, all Fire Safety improvements per paragraphs 8.2, 8.3, and 8.4 of this SFO to ensure that the building meets all local and national codes including NFPA 101. Any improvements must be made prior to the Government's acceptance of space. Specifically:

Prior to Government acceptance of space, Lessor shall:

1. Relocate HVAC Controls to Elevator machine Room or create a code-compliant enclosure around equipment separating it from the stair with 2-hour rated fire resistant construction per NFPA 101 7 1.3.2.1.
2. Remove electric strikes or replace hardware on exit stair doors which facilities unlocking of the door without unlatching per NFPA 101 8 3.4.2.
3. Provide signage in each stair indicating stair designation, floor, direction to egress, level of egress, and roof access, if applicable per NFPA 101 7 2.2.5.4.
4. Provide strobe on the upper level of the Elevator Machine Room 3 per NFPA 72.
5. Remove wood located on the ceiling in Elevator Machine Room 4 and the Basement Level of Stair 2 per IBC 602.
6. Remove storage or provide a smoke tight enclosure with self-closing doors for each Janitor's Room over 50 square feet per NFPA 101 38 3.2.1.
7. Provide compliant ADA and NFPA 72 visual occupant fire alarm notification during the renovation per NFPA 72.
8. Provide sprinklers with temperature ratings in the Fire Pump Room in accordance with NFPA 13.
9. Provide a landing on the garage-side of the door such that the elevation on both sides of the door is maintained for a distance not less than the width of the door per NFPA 101 7 2.1.3.1.
10. Verify a 90-minute fire resistance rating on the exit door on the Stair 2 on the 1st floor per NFPA 101 8.3.4.2.
11. Provide a vestibule in the trash room so that the Trash Room does not open directly into the exit passageway per NFPA 101 7.1.3.2.1.
12. Provide a vestibule between the elevator machine room and Stair 2 or relocate entrance to elevator machine room outside of Stair 2 per NFPA 101 7.1.3.2.1.
13. Provide distinctive markings on the shaft in Stair 2 on the 4th floor to avoid head injuries per NFPA 101 7.1.5.1.
14. Relocate the heater on the intermediate landings in Stair 2 to 90-inches above the floor per NFPA 101 7.2.2.3.2.2.
15. Relocate stair pressurization shaft and fire hose valve in Stair 2 between the 4th and 12th floors so that a clear width of 45 inches is provided on the landing per NFPA 101 7.2.2.3.2.2.
16. Repair penetrations in Stair 1 with appropriate firestopping per NFPA 101 8.3.5.1.
17. Provide markings on the low ceiling (in Stair 1 between the 1st and 3rd floors) to avoid injuries per NFPA 101 7.1.5.1.
18. Provide listed firestopping materials in the Main Electric Room in the Basement to seal penetrations per NFPA 101 8.3.5.1.

19. During renovation, relocate sprinkler heads in some Janitor's Rooms, Mechanical Rooms, and Electrical Rooms in accordance with NFPA 13.
20. Provide distinctive marking on the leading edge tread on each run of stairs where the riser height varies more than 3/16 inch between adjacent risers per NFPA 101 7.2.2.3.6.4.
21. On page 11, 17f of the Fire Life Safety Evaluation, revise and clarify "one 3 door leaf Stair 1" and "three 3 doors leaves". Confirm 296 as the exit capacity for floors 2 though 12 per GSA FLS Review.
22. The original control equipment was installed in 1988 and will reach 25 years in 2013. The Lessor shall replace all panel control equipment over 25 years old in calendar year 2013. This control equipment will interface to all existing fire alarm system components.

Within 60 days of lease execution, the licensed fire protection engineer will verify that the identified deficiencies have been corrected and provide GSA with a confirmation report. The fire protection engineer's official stamp (professional license) must be placed on the confirmation report.

Nothing in this Rider#1 shall be deemed a waiver or release of any obligation of the Lessor pursuant to the Lease (including the SFO and attachments). In other words, the listing of or identification of specific items of work in this Rider #1 shall not to be construed as a limitation on items of work for which the Lessor is responsible as may otherwise be required by the Lease (including the SFO and attachments).

(b) (6)